

License to Operate On-Site Sewage Treatment and Disposal Facility

Issued This Date:	08/26/2022		Permit Number:	114812
Location Description:	349 BEAR CRE NEW BRAUNF			
	Subdivision: Unit: Lot: Block:	BEAR CREEK ESTATES 0 29 0		
Type of System:	Acreage: Aerobic Surface Irrigatio	0.0000 n		
Issued to:	RAYMOND A.	& CARYN A. LEONARD		

This license is authorization for the owner to operate and maintain a private facility at the location described in accordance to the rules and regulations for on-site sewerage facilities of Comal County, Texas, and the Texas Commission on Environmental Quality.

The license grants permission to operate the facility. It does not guarantee successful operation. It is the responsibility of the owner to maintain and operate the facility in a satisfactory manner.

Alterations to this permit including, but not limited to:

- Increase in the square feet of living area
- Increase in the number of bedrooms
- A change of use (i.e. residential to commercial)
- Relocation of system components (including the relocation of spray heads)
- Installation of landscaping
- Adding new structures to the system

may require a new permit. It is the responsibility of the owner to apply for a new permit, if applicable.

Inspection and licensing of a facility indicates only that the facility meets certain minimum requirements. It does not impede any governmental entity in taking the proper steps to prevent or control pollution, to abate nuisance, or to protect the public health.

This license to operate is valid for an indefinite period. The holder may transfer it to a succeeding owner, provided the facility has not been remodeled and is functioning properly.

Licensing Authority

OS0036769

ENVIRONMENTAL HEALTH INSPECTOR

Comal County Environmental Health ENVIRONMENTAL ORDINATOR

OS000[.]

Installer Name:	OSSF Installer #:	
1st Inspection Date:	2nd Inspection Date:	3rd Inspection Date:
Inspector Name:	Inspector Name:	Inspector Name:

Permit#: Address: No. Description Answer Citations 1st Insp. 2nd Insp. 3rd Insp. Notes SITE AND SOIL CONDITIONS & 285.31(a) SETBACK DISTANCES Site and Soil 285.30(b)(1)(A)(iv) Conditions Consistent with Submitted Planning Materials 285.30(b)(1)(A)(v) 285.30(b)(1)(A)(iii) 285.30(b)(1)(A)(ii) 285.30(b)(1)(A)(i) SITE AND SOIL CONDITIONS & SETBACK DISTANCES Setback 285.91(10) Distances 285.30(b)(4) Meet Minimum Standards 285.31(d) SEWER PIPE Proper Type Pipe from Structure to Disposal System (Cast Iron, Ductile Iron, Sch. 40, 285.32(a)(1) SDR 26) 3 SEWER PIPE Slope from the Sewer to the Tank at least 1/8 Inch Per 285.32(a)(3) Foot SEWER PIPE Two Way Sanitary -Type Cleanout Properly Installed (Add. C/O Every 100' &/or 90 285.32(a)(5) degree bends) PRETREATMENT Installed (if required) TCEQ Approved List 285.32(b)(1)(G) PRETREATMENT Septic Tank(s) 285.32(b)(1)(E)(iii) Meet Minimum Requirements 285.32(b)(1)(E)(iv) 285.32(b)(1)(F) 285.32(b)(1)(B) 285.32(b)(1)(C)(i) 285.32(b)(1)(C)(ii) 285.32(b)(1)(D) 285.32(b)(1)(E) 285.32(b)(1)(A) 285.32(b)(1)(E)(ii)(II) 285.32(b)(1)(E)(i) 285.32(b)(1)(E)(ii)(I) 6 PRETREATMENT Grease Interceptors if required for 285.34(d) commercial

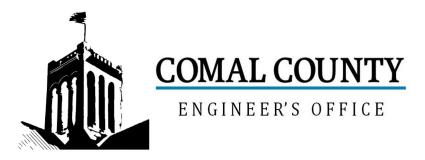
Inspector Notes:

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
8	SEPTIC TANK Tank(s) Clearly Marked SEPTIC TANK If SingleTank, 2Compartments Provided withBaffle SEPTIC TANK Inlet Flowline Greater than3" and " T " Provided on Inlet and OutletSEPTIC TANK Septic Tank(s) MeetMinimum Requirements		285.32(b)(1) (E)285.91(2)285.32(b)(1) (F)285.32(b)(1)(E) (iii)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E)(ii) (I)285.32(b)(1)(E) (i)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (ii)285.32(b)(1)(C) (i)285.32(b)(1) (B)285.32(b)(1) (A)285.32(b)(1)(E)(iv)				
	ALL TANKS Installed on 4" Sand Cushion/ Proper Backfill Used		285.32(b)(1)(F) 285.32(b)(1)(G) 285.34(b)				
	SEPTIC TANK Inspection / Clean Out Port & Risers Provided on Tanks Buried Greater than 12" Sealed and Capped		285.38(d)				
11	SEPTIC TANK Secondary restraint system providedSEPTIC TANK Riser permanently fastened to lid or cast into tank SEPTIC TANK Riser cap protected against unauthorized intrusions		285.38(d) 285.38(e)				
	SEPTIC TANK Tank Volume Installed						
	PUMP TANK Volume Installed						
	AEROBIC TREATMENT UNIT Size Installed						
14	AEROBIC TREATMENT UNIT Manufacturer AEROBIC TREATMENT UNIT Model Number						
16	DISPOSAL SYSTEM Absorptive		285.33(a)(4) 285.33(a)(1) 285.33(a)(2) 285.33(a)(3)				
17	DISPOSAL SYSTEM Leaching Chamber		285.33(a)(1) 285.33(a)(3) 285.33(a)(4) 285.33(a)(2)				
18	DISPOSAL SYSTEM Evapo- transpirative		285.33(a)(3) 285.33(a)(4) 285.33(a)(1) 285.33(a)(2)				

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	DISPOSAL SYSTEM Drip Irrigation						
			285.33(c)(3)(A)-(F)				
19							
	DISPOSAL SYSTEM Soil		205 22(4)(4)				
20	Substitution		285.33(d)(4)				
	DISPOSAL SYSTEM Pumped Effluent		285.33(a)(4)				
			285.33(a)(3) 285.33(a)(1)				
24			285.33(a)(1) 285.33(a)(2)				
21	DISPOSAL SYSTEM Gravelless Pipe						
			285.33(a)(3)				
			285.33(a)(2)				
			285.33(a)(4) 285.33(a)(1)				
22							
	DISPOSAL SYSTEM Mound		285.33(a)(3)				
			285.33(a)(1)				
			285.33(a)(2) 285.33(a)(4)				
23	DISPOSAL SYSTEM Other						
	(describe) (Approved Design)		285.33(d)(6) 285.33(c)(4)				
24			265.55(0)(4)				
	DRAINFIELD Absorptive Drainline 3" PVC						
	or 4" PVC						
25	DRAINFIELD Area Installed						
26							
	DRAINFIELD Level to within 1 inch						
	per 25 feet and within 3 inches over entire excavation		285.33(b)(1)(A)(v)				
27							
	DRAINFIELD Excavation Width						
	DRAINFIELD Excavation Depth DRAINFIELD Excavation Separation						
	DRAINFIELD Depth of Porous Media						
	DRAINFIELD Type of Porous Media						
28							
	DRAINFIELD Pipe and Gravel -		205 22/5//4//5/				
29	Geotextile Fabric in Place		285.33(b)(1)(E)				
	DRAINFIELD Leaching Chambers DRAINFIELD Chambers - Open End						
	Plates w/Splash Plate, Inspection						
	Port & Closed End Plates in Place		285.33(c)(2)				
	(per manufacturers spec.)						
30							
	LOW PRESSURE DISPOSAL SYSTEM Adequate Trench Length						
	& Width, and Adequate		285.33(d)(1)(C)(i)				
	Separation Distance between						
31	Trenches						

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
32	EFFLUENT DISPOSAL SYSTEM Utilized Only by Single Family Dwelling EFFLUENT DISPOSAL SYSTEM Topographic Slopes < 2.0% EFFLUENT DISPOSAL SYSTEM Adequate Length of Drain Field (1000 Linear ft. for 2 bedrooms or Less & an additional 400 ft. for each additional bedroom) EFFLUENT DISPOSAL SYSTEM Lateral Depth of 18 inches to 3 ft. & Vertical Separation of 1ft on bottom and 2 ft. to restrictive horizon and ground water respectfully EFFLUENT DISPOSAL SYSTEM Lateral Drain Pipe (1.25 - 1.5" dia.) & Pipe Holes (3/16 - 1/4" dia. Hole Size) 5 ft. Apart		285.33(b)(3)(A) 285.33(b)(3)(A) 285.33(b)(3) (B)285.91(13) 285.33(b)(3)(D) 285.33(b)(3)(F)				
33	AEROBIC TREATMENT UNIT IS Aerobic Unit Installed According to Approved Guidelines.		285.32(c)(1)				
34	AEROBIC TREATMENT UNIT Inspection/Clean Out Port & Risers Provided AEROBIC TREATMENT UNIT Secondary restraint system provided AEROBIC TREATMENT UNIT Riser permanently fastened to lid or cast into tank AEROBIC TREATMENT UNIT Riser cap protected against unauthorized intrusions						
35	AEROBIC TREATMENT UNIT Chlorinator Properly Installed with Chlorine Tablets in Place.						
	PUMP TANK Is the Pump Tank an approved concrete tank or other acceptable materials & construction PUMP TANK Sampling Port Provided in the Treated Effluent Line PUMP TANK Check Valve and/or Anti- Siphon Device Present When Required PUMP TANK Audible and Visual High Water Alarm Installed on Separate Circuit From Pump						
37	PUMP TANK Inspection/Clean Out Port & Risers Provided PUMP TANK Secondary restraint system provided PUMP TANK Riser permanently fastened to lid or cast into tank PUMP TANK Riser cap protected against unauthorized intrusions						
	PUMP TANK Secondary restraint system provided						
	PUMP TANK Electrical Connections in Approved Junction Boxes / Wiring Buried						

No.	Description	Answer	Citations	Notes	1st Insp.	2nd Insp.	3rd Insp.
	APPLICATION AREA Distribution Pipe, Fitting, Sprinkler Heads & Valve Covers Color Coded Purple?		285.33(d)(2)(G)(iii)(II) 285.33(d)(2)(G)(iii)(III) 285.33(d)(2)(G)(v) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(iv) 285.33(d)(2)(G)(i) 285.33(d)(2)(G)(ii) 285.33(d)(2)(G)(iii)(I)				
	APPLICATION AREA Low Angle Nozzles Used / Pressure is as required APPLICATION AREA Acceptable Area, nothing within 10 ft of sprinkler heads? APPLICATION AREA The Landscape Plan is as Designed		285.33(d)(2)(G) (i)285.33(d)(2) (A)285.33(d)(2)(F)				
42	APPLICATION AREA Area Installed						
	PUMP TANK Meets Minimum Reserve Capacity Requirements						
44	PUMP TANK Material Type & Manufacturer						
45	PUMP TANK Type/Size of Pump Installed						



Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number:	114812
Issued This Date:	07/07/2022
This permit is hereby given to:	RAYMOND A. & CARYN A. LEONARD

To start construction of a private, on-site sewage facility located at:

349 BEAR CREEK DR NEW BRAUNFELS, TX 78132

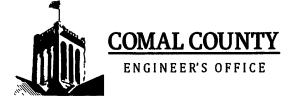
Subdivision:	BEAR CREEK ESTATES
Unit:	0
Lot:	29
Block:	0
Acreage:	0.0000

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic Surface Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.



OSSF DEVELOPMENT APPLICATION CHECKLIST

Staff will complete shaded items

Date Received Initials

114812

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

oss	F Permit
\boxtimes	Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
\boxtimes	Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
\boxtimes	Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
\boxtimes	Required Permit Fee - See Attached Fee Schedule
\boxtimes	Copy of Recorded Deed
\times	Surface Application/Aerobic Treatment System
	Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
	Signed Maintenance Contract with Effective Date as Issuance of License to Operate

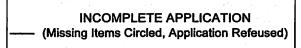
I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Signature of Applicant

	COMPLETE APPLICATION	
Check No.	Receipt No.	

6/30/2022

Date



Revised: September 2019

RECEIVED By Kathy Griffin at 2:11 pm, Jun 30, 2022 COMAL COUNTY ENGINEER'S OFFICE ON-SITE SEWAGE F.		ATION	NEW BRA	AVID JONAS DR AUNFELS, TX 78132 30) 608-2090 W.CCEO.ORG
Date 6-3-2022		Permit Number	114812	
1. APPLICANT / AGENT INFORMATION				-
Owner Name RAYMOND A. LEONARD & CARYN A. LEONARD	Agent Name	GREG W. JO	HNSON,	P.E.
Mailing Address c/o 23011 FM 306	- Agent Address	170 Hol	low Oak	
City, State, Zip Canyon Lake, TX 78133	City, State, Zip	New Braunf	els, TX 78	132
Phone # 830-935-4936	– Phone #	830-90)5-2778	
Email katelyn@psseptics.com	_ Email	gregjohnsonp	e@yahoo	.com
2. LOCATION	-			
Subdivision NameBEAR CREEK ESTATES	Un	it Lot	29	Block
Survey Name / Abstract Number			Acreage	
Address 349 BEAR CREEK DRIVE	City NEW BRAUN	IFELS State	e TX	Zip 78132
3. TYPE OF DEVELOPMENT				
Number of Bedrooms 4 Indicate Sq Ft of Living Area 2800 Non-Single Family Residential (Planning materials must show adequate land area for doubling Type of Facility	ate Number Of Occup ats If Beds	ants		
Estimated Cost of Construction: \$ EXISTING Is any portion of the proposed OSSF located in the United Sta Yes X No (If yes, owner must provide approval from USACE for Source of Water Public Private Well 4. SIGNATURE OF OWNER	ates Army Corps of Er			
By signing this application, I certify that: - The completed application and all additional information submitted doe facts. I certify that I am the property owner or I possess the appropriat property.	e land rights necessary	to make the permitt	ed improv	ements on said
 Authorization is hereby given to the permitting authority and designate site/soil evaluation and inspection of private sewage facilities I understand that a permit of authorization to construct will not be issue by the Comal County Flood Damage Prevention Order. I affirmatively consent to the online posting/public release of my e-mail 	ed until the Floodplain A	dministrator has per	formed th	e reviews required
Course & Leonard	6-3-2			
Signature of Owner	Date			Page 1 of 2

Page 1 of 2 Revised January 2021

114812			
		BEAR CREE	(ESTATES, LOT 29
REVISED	* COMAL COUNTY OFFICE	OF ENVIRONMENTAL HEALTH	* * *
:55 am, Aug 10, 2022	APPLICATION FOR PERMIT FOR ON-SITE SEWAGE FACIL	AUTHORIZATION TO CONSTRUCT AN ITY AND LICENSE TO OPERATE	
Planning Materials &	Site Evaluation as Required Complet	ed By <u>GREG W. JOHNSON, P.E.</u>	
System Description	PROPRIETARY; AER	OBIC TREATMENT AND SURFACE IRRI	GATION
Size of Septic System	Required Based on Planning Materia	ls & Soil Evaluation	
Tank Size(s) (Gailons	MAXX AIR M 800	Absorption/Application Area (Sq Ft)	5654
Gallons Per Day (As (Sites generating more)	Per TCEQ Table III) 300 than 5000 gallons per day are required to	obtain a permit through TCEQ)	
-	d over the Edwards Recharge Zone? Terials must be completed by a Registered	X Yes INO Sanitarian (R.S.) or Professional Engineer (P.	E.))
ls there an existing T(CEQ approved WPAP for the property	? 🗌 Yes 🛛 No	
-	••	es with all provisions of the existing WPAP.)	
If there is no existing	WPAP, does the proposed developm	ent activity require a TCEQ approved WPA	No 🛛 Yes
		nply with all provisions of the proposed WPAP. as been approved by the appropriate regional o	
is the property located	d over the Edwards Contributing Zone	? 🗌 Yes 🖾 No	
Is there an existing T	CEQ approval CZP for the property?	Yes 🗙 No	
(if yes, the P.E. or R.S.	shall certify that the OSSF design complie	s with all provisions of the existing CZP)	
(if yes, the P.E. or R.S. s	shall certify that the OSSF design will com	t activity require a TCEQ approved CZP? bly with all provisions of the proposed CZP. A Pe pproved by the appropriate regional office.)	
is this property wit	thin an incorporated city?	No No	A.
lf yes, indicate the	city:	GREG W. JOHNSO BREG W. JOHNSO BORSTER BORSTER SOIONAL ENGINE	*** & RM #2585
By signing this application			- <u> </u>
- The information provide	d above is true and correct to the best of r	ny knowledge. mail address associated with this permit applicat	ion, as applicable
<u> </u>	2	June 24, 2022	
Signature of Designer		Date	Page 2 of 2

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Page 2 of 2 Revised July 2018

AFFIDAVIT

THE COUNTY OF COMAL STATE OF TEXAS

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CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013. gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (insert legal description):

UNIT/PHASE/SECTIO	ו א	BLOCK	29	_LOT	BEAR CREEK ESTATES	SUBDIVISION

IF NOT IN SUBDIVISION: ______ ACREAGE ______ SURVEY

The property is owned by (insert owner's full name): RAYMOND A. LEONARD & CARYN A. LEONARD

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

WITNESS BY HAND(S) ON THIS 3 DA	YOF UNA	
· Kargmond a. Leonard	RAYMOND A. LEONARD	
Cann Q. Leonarel	CARYN A. LEONARD	
Owner(s) signature(s)	Owner (s) Printed name (s)	
ayound + Canyo Leonard SWOR	N TO AND SUBSCRIBED BEFORE ME ON THIS 3	DAY OF
,20 <u>22</u>	^{III} Filed and Recorded	T
7-1)	Official Public Records	
Notary Public Signature	Bobbie Koepp, County Clerk	
	Comal County, Texas	
Traci Field	06/27/2022 04:03:33 PM	
My Commission Expires	TERRI 1 Pages(s)	
133734872	202206029584	
(Notary Seal Here)	Battie Keepp	



PAUL SWOYER SEPTIC SUPPLY & SERVICE 23011 FM 306 CANYON LAKE, TX 78133

MP#0001708 CHRISTOPHER RYAN SEIDENSTICKER

Customer: RAYMOND A. LEONARD & CARYN A. LEONARD

PROPERTY LEGAL DESCRIPTION:	Site Address: 349 BEAR CREEK				
LOT 29, BEAR CREEK ESTATES	City/State: NEW BRAUNFELS, TEXAS	Zip: 78132			
	County: COMAL Permit#:				
	Phone Number:				
	E-mail:				

I. General: This On-Site Sewage Facility Service Agreement (hereinafter referred to as "Agreement") is entered into by and between
RAYMOND A. LEONARD & CARYN A. LEONARD
(hereinafter referred to as "Client") and PS Supply & Service LLC.
(hereinafter referred to as "Contractor"). By this agreement, Contractor agrees to render services, as described herein (the "Services"), and the client agrees to fulfill his/her/their responsibilities under this agreement herein.

II. Effective Dates: This agreement commences on the date of License to Operate is issued for Three (3) years.

Date of License to Operate: LTO Last Date of Service: 3 yrs from LTO

III. Services by Contractor: Contractor will provide the following Services:

- 1. Inspect and perform routine maintenance on the On-Site Sewage Facility ("OSSF") in compliance with the code, regulations, and/or rules of the Texas Commission on Environmental Quality ("TCEQ") and county in which the OSSF is located (the "County") and the manufacturer's requirements, at a frequency of approximately once every four (4) months.
- Report to the appropriate regulatory authority and to Client, as required by the State of Texas' on-site rules and, if required, TCEQ or County rules. All findings must be reported to the appropriate regulatory authority within 14 days.
- 3. Notify Client and repair any components of the OSSF that are found to be in need of repair during the inspection. If warranty, you just do it. If not, Client will be responsible. Repairs will be made so brought up to compliance and bill forward.
- 4. Visit site in response to Client's request for unscheduled service within two business days from the date of Contractor's actual receipt of Client's request. Unscheduled service visits are not included in the fee agreement herein and will be billed to the client in addition to fees under this Agreement.
- Provide notification of arrival to site to the Client or to site personnel. Additionally, Contractor will leave written notification of the visit at the site or with site personnel upon completion of inspection, and forward such notice to the appropriate regulatory authority within fourteen (14) days.
- IV. Payment(s): Client shall pay to Contractor included w/ septic for the Services describe herein (the "Inspection and Routine Maintenance Fee"), excepting those described in Section III (4), or Section IX, herein. The Fee does not include equipment, parts or labor supplied for anything beyond routine inspection and routine maintenance. Payments for such additional services are due at the time services are provided or rendered. Payments not received within thirty (30) days from the due date will be subject the greater of a \$20.00 late penalty or 1.5% carrying charge on the original balance for each month or portion thereof a balance in past due. If for any reason such charges are found to be usurious by a court of competent jurisdiction, such charges shall be reduced to the maximum allowable by law. By signing this contract, Client authorizes Contractor to remove any parts installed, but not paid in full at the end of the thirty (30) days. Client agrees to pay for any labor cost associated with the installation and the reasonable cost of removal of said parts.

Client:

Contractor:

V. Client's Responsibilities: Client is responsible for each and all of the following:

- 1. To maintain chlorinator and provide proper chlorine supply, if OSSF is so equipped.
- 2. To provide all necessary yard or lawn maintenance and removal of obstacles as needed to allow the OSSF to function properly, and to allow Contractor ready access to all parts of the OSSF.
- 3. To maintain a current license to operate, and abide by the conditions and limitations of that license and all requirements for onsite sewage facilities from the State and local regulatory agency.
- 4. To maintain the OSSF in accordance with manufacturer's recommendations.
- 5. To immediately notify Contractor and Agency of any and all problems with, the OSSF, including failure thereof.
- 6. Upon receipt of any written notification of required services from Contractor, to contact Contractor and authorize the required service. If Client elects a different contractor to perform the required service, Client is responsible for ensuring the substitute contractor holds the proper license (Installer II) and is certified by the manufacturer. Additionally, Client shall be responsible for ensuring proper notification is given to the appropriate regulatory authority, as required by the State and/or local regulatory authority rules.
- 7. To provide Contractor with water usage records, upon request, for evaluation by Contractor of the OSSF performance.
- 8. To pay required sampling charges for samples collected for testing (e.g. Biological Oxygen Demand/Total Suspended Solids ("BOD/TSS") that may be required on the OSSF.
- 9. To prevent backwash from water treatment or water conditioning equipment to enter the OSSF.
- 10. To provide, at Client's expense, for pumping of tanks as needed.

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- 11. To maintain site drainage sufficient to prevent adverse effects on the OSSF.
- 12. To promptly and fully pay Contractor's bills, fees, or invoices as described herein.
- VI. Access by Contractor: Client agrees to allow Contractor, or personnel authorized by the Contractor, to enter the property at reasonable times without prior notice for the purpose of performing the Services described herein. Such entry shall include access to the OSSF electrical and physical components, including tanks, by means of manways or risers for the purpose of evaluations required by the manufacturer, and/or regulatory authority rules. If such manways or risers are not in place, Client shall allow and be responsible for payment of required excavation, including labor and materials, necessary to allow access to the OSSF or any required components. Such excavation shall be billed at the rate of \$75.00 per hour for labor, plus materials billed at list price. Contractor shall make only those efforts reasonable under the circumstances to replace excavated soil.
- VII. Application or Transfer of Payment: The fees paid for this agreement may transfer to any subsequent owner(s) of the property on which the OSSF is located. The subsequent owner(s) must sign a similar agreement authorizing Contractor to perform the abovedescribed Services, and accepting Client's responsibilities. The replacement Agreement must be signed and received within 30 days of transfer of ownership. Contractor will apply all funds received from Client first to any past due obligations arising from this Agreement including late charges, return check charges, and charges for repairs or services not paid within 30 days of invoicing. The consumption of the payment in this manner may lead to termination of the agreement by Contractor
- VIII. Termination of Agreement: This agreement may be terminated by either party with 30 days written notice. If this agreement is so terminated by Client, Contractor shall be paid at the rate of \$75.00 per hour for any worked performed or required, but not yet paid. If terminated by Contractor, all amounts outstanding shall be due within thirty days of termination. The party terminating will immediately notify the other party, the equipment manufacturer, and the regulatory agency of the termination.
- IX. Limitation of Liability: In no event shall Contractor be liable for indirect, consequential, incidental or punitive damages, whether in contract, tort, or any other theory of liability. In no event shall the Contractor's liability for direct damages exceed payments by the Client under this Agreement.
- X. Severability and Reformation: If any provision in this Agreement shall be held to be invalid or unenforceable for any reason, it shall be reformed to the minimum extent necessary to effect the intent of the Parties. If any provision is such that it cannot reasonably be reformed, it shall be struck from this Agreement and the remaining provisions shall continue to be valid and enforceable.
- XI. Performance of Agreement: Commencement of performance by Contractor under this agreement is contingent on the following conditions: (1) Contractor receiving a fully executed original copy of this agreement. (2) Contractor receiving payment in full of the fee(s) described herein. If the above conditions are not met, then Contractor is from any obligation to perform any portion of this agreement.
- XII. Modification. This Agreement may not be changed or modified except by an instrument in writing, signed by both Contractor and Client.
- XIII. Waiver. Except as otherwise noted in this Agreement, the waiver by other party of a breach of any provision of this Agreement shall not operate or be construed as a continuing waiver or as a consent to or waiver of any subsequent breach hereof.

Client:

Contractor: 15

- XIV. Headings. The Article and Section headings in this Agreement are for the convenience of reference only and do not constitute a part of this Agreement and shall not be deemed to limit or affect any of the provisions hereof.
- XV. <u>GOVERNING LAW AND CHOICE OF VENUE</u>. EACH OF THE PARTIES HERETO HEREBY CONSENTS TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND TO THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF TEXAS – SAN ANTONIO DIVISION, AS WELL AS TO THE JURISDICTION OF ALL COURTS TO WHICH AN APPEAL MAY BE TAKEN FROM SUCH COURTS, FOR THE PURPOSE OF ANY SUIT, ACTION, OR OTHER PROCEEDING ARISING OUT OF, OR IN CONNECTION WITH, THIS AGREEMENT OR ANY OF THE TRANSACTIONS CONTEMPLATED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY PROCEEDING RELATING TO ANCILLARY MEASURES IN AID OF ARBITRATION, PROVISIONAL REMEDIES AND INTERIM RELIEF, OR ANY PROCEEDING TO ENFORCE ANY ARBITRAL DECISION OR AWARD. EACH PARTY HERETO EXPRESSLY WAIVES ANY AND ALL RIGHTS TO BRING ANY SUIT, ACTION, OR OTHER PROCEEDING IN OR BEFORE ANY COURT OR TRIBUNAL OTHER THAN COURTS OF THE STATE OF TEXAS, COUNTY OF COMAL, AND COVENANTS THAT IT SHALL NOT SEEK IN ANY MANNER TO PROSECUTE OR DEFEND ANY DISPUTE OTHER THAN AS SET FORTH IN THIS ARTICLE XVI OR TO CHALLENGE OR SET ASIDE ANY DECISION, AWARD, OR JUDGMENT OBTAINED IN ACCORDANCE WITH THE PROVISIONS HEREOF. EACH OF THE PARTIES HERETO HEREBY EXPRESSLY WAIVES ANY AND ALL OBJECTIONS IT MAY HAVE TO VENUE, INCLUDING, WITHOUT LIMITATION, THE INCONVENIENCE OF SUCH FORUM, IN ANY OF SUCH COURTS.
- XVI. JURY TRIAL WAIVER. THE PARTIES HEREBY UNCONDITIONALLY WAIVE THEIR RIGHT TO A JURY TRIAL OF ANY AND ALL CLAIMS OR CAUSES OF ACTION ARISING FROM OR RELATING TO THEIR RELATIONSHIP. THE PARTIES ACKNOWLEDGE THAT A RIGHT TO A JURY IS A CONSTITUTIONAL RIGHT, THAT THEY HAVE HAD AN OPPORTUNITY TO CONSULT WITH INDEPENDENT COUNSEL, AND THAT THIS JURY WAIVER HAS BEEN ENTERED INTO KNOWINGLY AND VOLUNTARILY BY ALL PARTIES TO THIS AGREEMENT. IN THE EVENT OF LITIGATION, THIS AGREEMENT MAY BE FILED AS A WRITTEN CONSENT TO A TRIAL BY THE COURT. MP#0001708

Approved by Contractor: CHRISTOPHER RYAN SEIDENSTICKER Approved by Client:

- XVII. Reservation of Rights Contractor reserves all rights not specifically granted herein.
- XVIII. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which together will constitute one and the same instrument.
- XIX. Counsel. Contractor has previously recommended that Client engage counsel to assist him/her/it in reviewing this Agreement and all other matters relating to it. Contractor and Client shall each bear his/her/its own costs and expenses in connection with the negotiation and documentation of this Agreement.
- XX. Entire Agreement: This agreement contains the entire agreement of the parties, and there are no promises or conditions in any other agreement, oral or written. The Parties expressly disclaim reliance on any prior statements, oral or written, by either party not expressly provided for herein.

Contractor:

Greg W. Johnson, P.E. 170 Hollow Oak New Braunfels, Texas 78132 830/905-2778

June 24, 2022

Comal County Office of Environmental Health 195 David Jonas Drive New Braunfels, Texas 78132-3760

RE- SEPTIC DESIGN 349 BEAR CREK DR BEAR CREEK ESTATES, LOT 29 LEONARD RESIDENCE

Brandon/Brenda,

The referenced property is located within the Edwards Aquifer Recharge Zone. This property is exempt from a WPAP because it is not a regulated activity according to \$213.5(h)(2) "exempt ... does not exceed 20 % impervious cover on the site. To my knowledge no WPAP exists for this property.

Temporary erosion and sedimentation controls should be utilized as necessary prior to construction. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, activities must be suspended immediately and the applicant or his agent must immediately notify the TCEQ Regional Office. After that operations can only proceed after the Executive Director approves required additional engineered impact plans.

Designed in accordance with Chapter 285, Subchapter D, §285.40, 285.4 1, & 285.42, Texas Commission on Environmental Quality (Effective December 29, 2016).

06/24/2022

Greg W. Johnson, P.E. No.67587/F#2585 170 Hollow Oak New Braunfels, Texas 78132 - 830/905-2778



ON-SITE SEWERAGE FACILITY SOIL EVALUATION REPORT INFORMATION

Date Soil Survey Performed: _____ June 23, 2022

Site Location: _____

BEAR CREEK ESTATES, LOT 29

Proposed Excavation Depth: <u>N/A</u>

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil boring or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on the form. Indicate depths where features appear.

SOIL BORING NUMBER SURFACE EVALUATION							
Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations	
0 6" 1 2 3 4 5	IV	CLAY	N/A	NONE OBSERVED	LIMESTONE @ 6''	DRK. BROWN STONY	

Depth (Feet)	Texture Class	Soil Texture	Gravel Analysis	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0 1	SAME		AS		ABOVE	
2						
3						
4						
5						

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Greg W. Johnson, P.E. 67587-F2585, S.E. 11561

06/23/2022

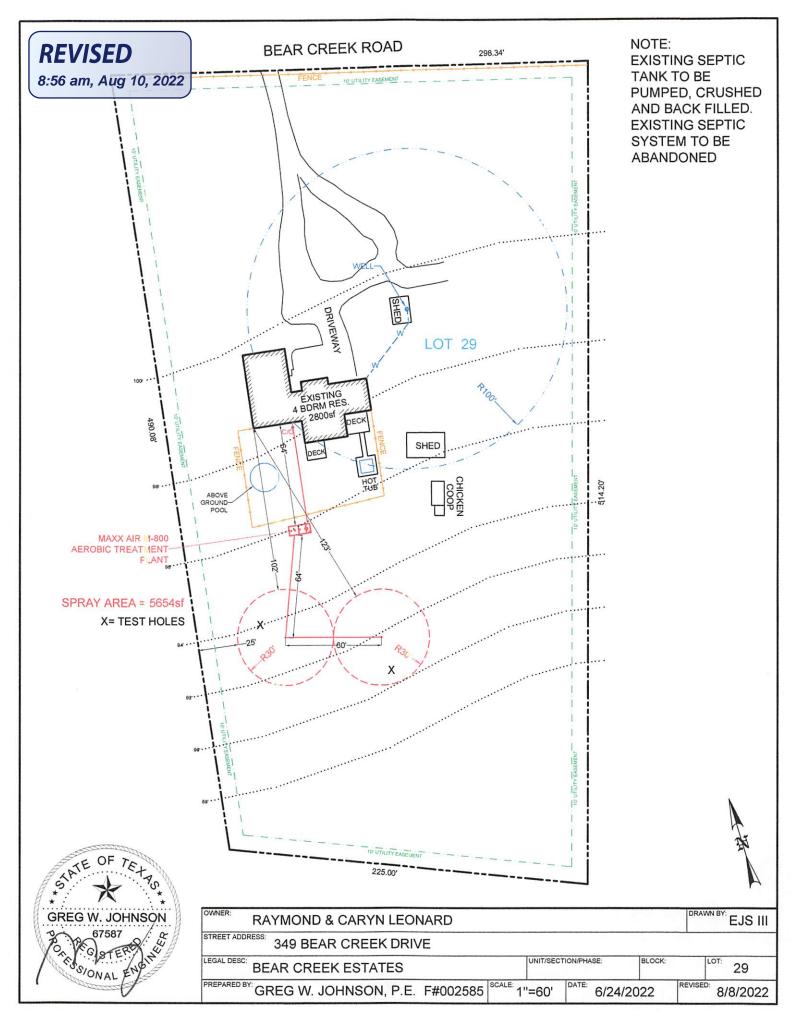
Date

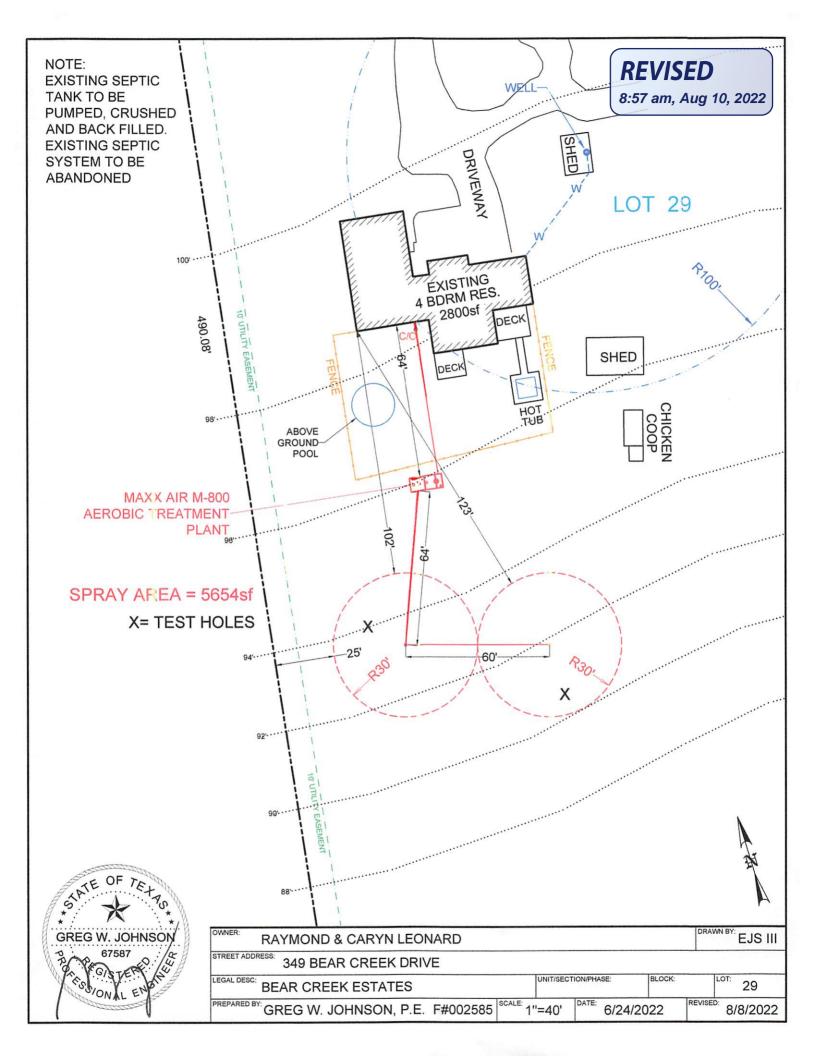
OSSF SOIL EVALUATION REPORT INFORMATION

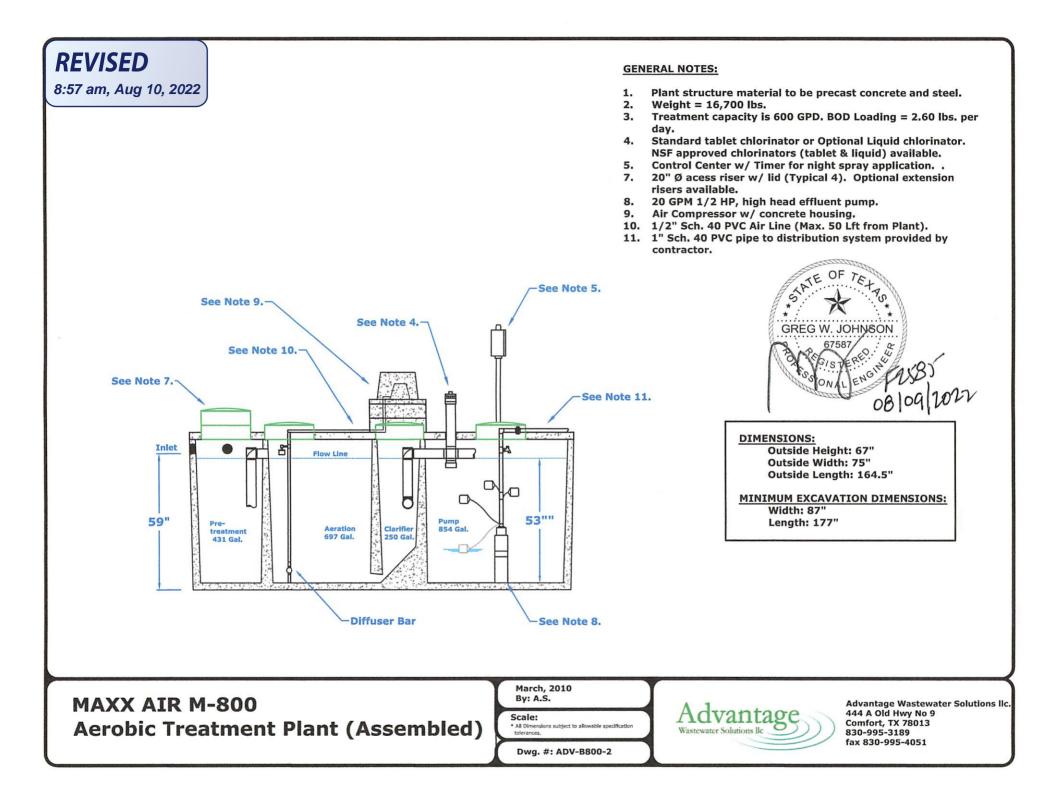
REVISED 8:56 am, Aug 10, 2022

Date: June 24, 2022 Applicant Information:

	Site Evaluator Information:
Name: RAYMOND A. & CARYN A. LEONARD	Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: c/o 23011 F.M. 306	Address: 170 Hollow Oak
City: CANYON LAKE State: TEXAS	City: <u>New Braunfels</u> State: <u>Texas</u>
Zip Code: Phone: (830) 935-4936	Zip Code: <u>78132</u> Phone & Fax <u>(830)905-2778</u>
Property Location:	Installer Information:
Lot 29 Unit Blk Subd. BEAR CREEK ESTA Street Address: 349 BEAR CREEK DRIVE	
City: NEW BRAUNFELS Zip Code: 78132	
Additional Info.:	Chy: State State Zip Code: Phone
Topography: Slope within proposed disposal area:	
Presence of 100 yr. Flood Zone:	YESNO_X YES_X_NO >100' (EXISTING)
Existing or proposed water well in nearby area.	$\frac{1}{1} \frac{1}{1} \frac{1}$
Presence of adjacent ponds, streams, water impoundments	YESNO_X YESNO_X
Presence of upper water shed	YESNO_X
Organized sewage service available to lot	
Design Calculations for Aerobic Treatment with Sp	ray Irrigation:
Commercial	
Q = GPD	
Residential Water conserving fixtures to be utilized? Y	es X No
Number of Bedrooms the septic system is sized for:	
Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction	
$Q = (_4_+1)*75-(20\%) = _300$	······································
Trash Tank Size 43/ Gal.	
TCEQ Approved Aerobic Plant Size 800	G.P.D.
Req'd Application Area = $Q/Ri = 300 / 0$.	<u>664 = 4688 sq. ft.</u>
Application Area Utilized = <u>5654</u> sq. ft.	
Pump Requirement <u>12</u> Gpm @ <u>41</u> Psi (Re	diacket 0.5 HP 18 G.P.M. series or equivalent)
Desing Cycles ON DEMAND or X	TIMED TO DOSE IN PREDAWN HOURS
Pump Tank Size = 854 Gal. 16.1 G	al/inch.
Reserve Requirement = 100 Gal. 1/3 day flow.	
Alarms: Audible & Visual High Water Alarm & Visual	
With Chlorinator NSF/TCEO APPROVED	· · · · · · · · · · · · · · · · · · ·
SCH-40 or SDR-26 3" or 4" sewer line to tank	
Two way cleanout	
Pop-up rotary sprinkler heads w/ purple non-potable lids	
1" Sch-40 PVC discharge manifold	
APPLICATION AREA SHOULD BE SEEDED AND	
EXPOSED ROCK WILL BE COVERED WITH SOI	
I HAVE PERFORMED A THOROUGH INVESTIGATION	
AND SITE EVALUATOR IN ACCORDANCE WITH CHA	
(REGARDING RECHARGE FEATURES), TEXAS CO (EFFECTIVE DECEMBER 29, 2016)	JMMISSION OF ENVIRONMENTAL QUALITY
(S D D DE BINDER 29, 2010)	JE OF TET
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	<u>nu/2017: * * · · · · · · · · · · · · · · · · · </u>
GREG W. JOHNSON, P.E. F#002585 - S.E. 11561	DATE GREG W. JOHNSON
	P P 67687
	FIRM #2585
	FIRM #2586







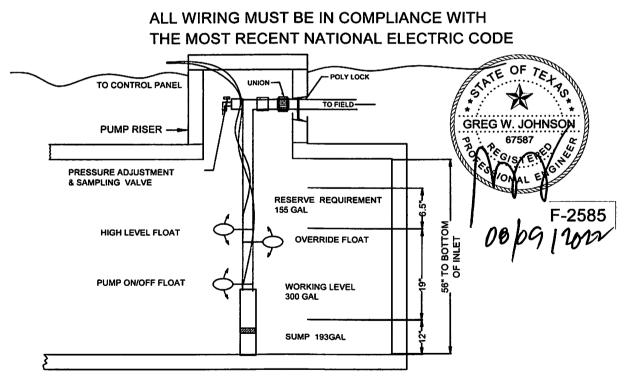
TANK NOTES:

Tanks must be set to allow a minimum of 1/8" per foot fall from the residence.

Tightlines to the tank shall be SCH-40 PVC.

A two way sanitary tee is required between residence and tank.

A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



TYPICAL PUMP TANK CONFIGURATION MAXX AIR-M800 PUMP TANK

* * * COMAL COUNTY OFFICE OF ENVIRONMENTAL HEALTH * * *

APPLICATION FOR PERMIT FOR AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY AND LICENSE TO OPERATE

	alcadon as neg	lired Comple	ted By <u>GR</u>	EG W. JO	<u> DHNS</u>	<u>ON, P.E.</u>		
System Description	PROPRIE	ETARY; AEI	ROBIC TRE	ATMENT /	AND S	URFACE IRI	RIGATION	
Size of Septic System Requi	red Based on Pla	anning Materi	ials & Soil E	valuation				
Tank Size(s) (Gallons)	MAXX AIR	M600	Absorption	n/Applicatio	on Area	ı (Sq Ft)	5654	
Gallons Per Day (As Per TC Sites generating more than 500		300 are required to	o obtain a pe	rmit through	TCEQ)	I		
s the property located	the Edwards Rec	harge Zone?	Yes	No				
(If yes, the planning materials m	ust be completed	by a Registere	d Sanitarian	(R.S.) or Pro	ofession	al Engineer (f	P.E.))	
s there an existing TCEQ ap	prove <mark>d WP</mark> AP fo	or the propert	y? 🗆 Yes	🗙 No				
if yes, the R. S. or P. E shall ce	ertify the sossi	= r , corr		visions	e exi			
f there is no existing WPAP,	does to ropr	dev	ne nt activi	quit	CEC	broved W	? 🗌 Yes	🖌 No
	stife the OC	resign	omply with	ovis	of the	posed WP	Permit to Con	ruct will
If yes, the R.S. or P. E shall ce not be issued for the purposed (osed Vi	has been r	ved e	e ap	late regio	lice.)	
	DSŠF ur				e ap	ate regir	lice.)	
not be issued for the pupposed (DSŠF un e	tributing Zon	er 🗠 Yes	No	e ap	late regir	lice.)	

(if yes, the P.E. or R.S. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to construct will) not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? 🗌 Yes	🗙 No	AF OF TEL
If yes, indicate the city:		- SAL TAS
		GREG W. JOHNSON
		P 67587 44
		SSIONAL ENGINE
		FIRM #2585

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.

- I affirmatively consent to the optime posting/public release of my e-mail address associated with this permit application, as applicable

June 24, 2022

Signature of Designer

195 David Jonas Dr., New Braunfels, Texas 78132-3760 (830) 608-2090 Fax (830) 608-2078

Date

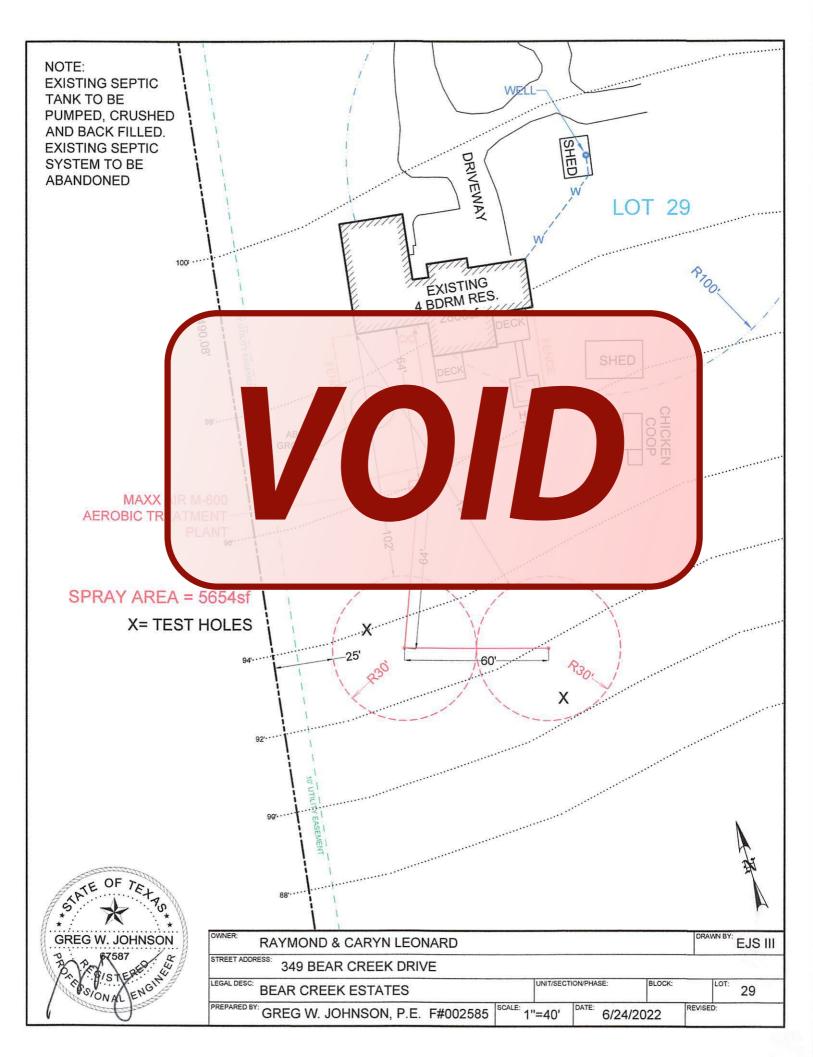
Page 2 of 2 Revised July 2018

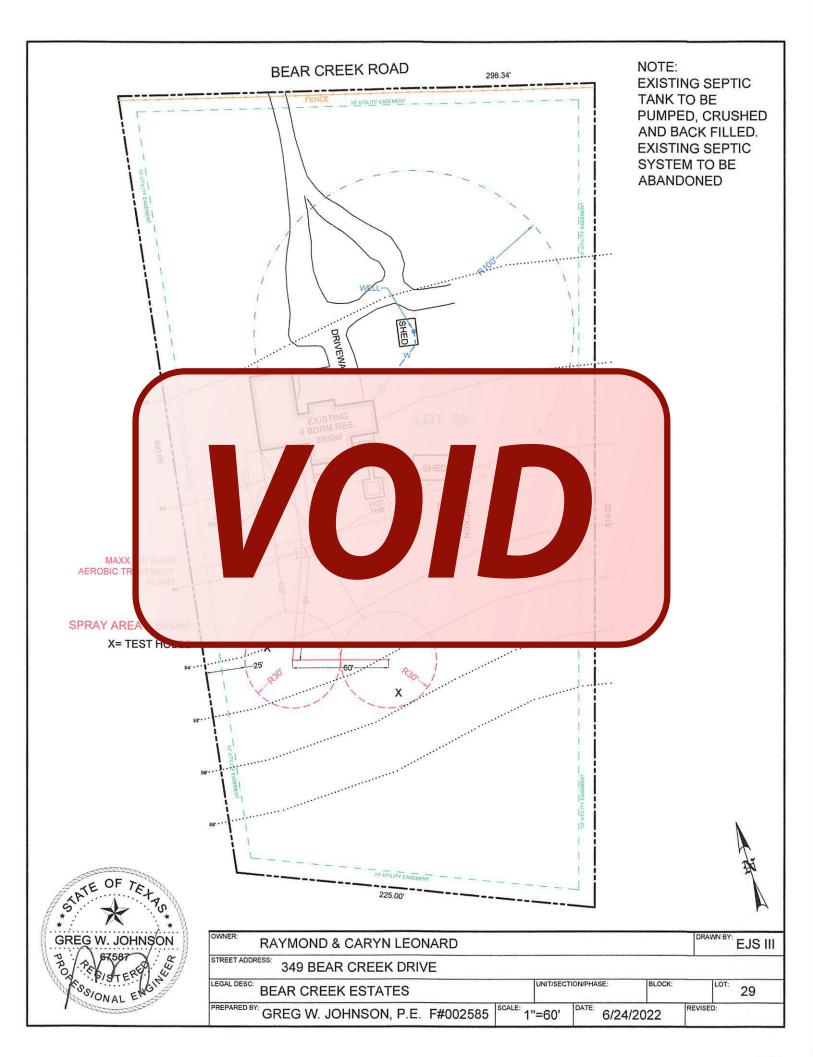
OSSF SOIL EVALUATION REPORT INFORMATION

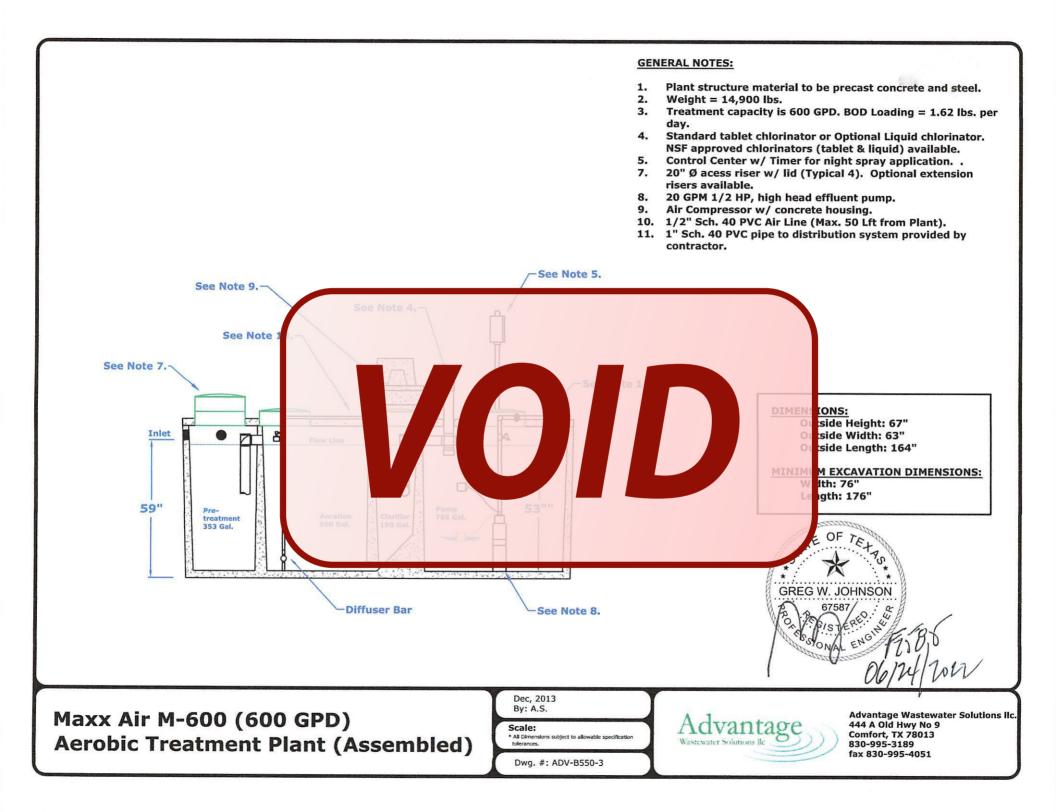
Date: June 24, 2022

Applicant Information:

	Site Evaluator Information:
Name: RAYMOND A. & CARYN A. LEONARD	Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: c/o 23011 F.M. 306	Address: 170 Hollow Oak
City: CANYON LAKE State: TEXAS	City: <u>New Braunfels</u> State: <u>Texas</u>
Zip Code: 78133 Phone: (830) 935-4936	Zip Code: 78132 Phone & Fax (830)905-2778
Property Location:	Installer Information:
Lot 29 Unit Blk Subd. BEAR CREEK ESTAT	
Street Address: 349 BEAR CREEK DRIVE	Company:
City: NEW BRAUNFELS Zip Code: 78132	
Additional Info.:	City: State:
	Zip Code: Phone
<u>Topography:</u> Slope within proposed disposal area:	4 to 6 %
Presence of 100 w rlood Zone:	YES NO X
Existing or proposed water well in nearby area.	YES X NO >100' (EXISTING)
Presence of ad acent ponds, streams, water impoundments	YESNO_X
Presence of upper water shed	YESNO_X
Organized sew ige service available to lot	YES NO X
Design Calcu ations for A pic Try ent	s igati
Commercial	
Q = GPD	
<u>Residential</u> Water conservire ky to be zed? Ye	
Number of Bedrooms the set the first size of the set of	To 1. ft. ng are: 300
Q gal/day = ($ edrooms +1 $) $ D - (20\%) D - (20\%) $	water services and
Trash Tank Stre 353 Gal.	
TCEQ Approved Aerobic Plant Size600GReq'd Application Area = Q/Ri =300/	.r.D.
	- 4030 Sq. II.
Application Area Utilized = 5654 sq. ft. Pump Dequirement 12 -600 -41 -800 -800	lingkot 0.5 UD 19 G D M sories or equivalent)
Pump Requirement 12 Gpm @41 Psi (Rec Dosing Cycle: ON DEMAND or X T	MED TO DOSE IN DEDAWN HOUDS
Pump Tank Size = 768 Gal. 14.5 Ga	l/inch.
Reserve Requirement = 100 Gal. $1/3$ day flow.	innen.
Alarms: Audible & Visual High Water Alarm & Visual	Air Dump malfunction
With Chlorinator NSF/TCEO APPROVED	Air rump manunction
SCH-40 or SDR-26 3" or 4" sewer line to tank	
Two way cleanout	
Pop-up rotary sprinkler heads w/ purple non-potable lids	
1" Sch-40 PVC discharge manifold	
APPLICATION AREA SHOULD BE SEEDED AND	MAINTAINED WITH VEGETATION.
EXPOSED ROCK WILL BE COVERED WITH SOIL	L OR MULCH.
I HAVE PERFORMED A THOROUGH INVESTIGATION	BEING A REGISTERED PROFESSIONAL ENGINEER
AND SITE EVALUATOR IN ACCORDANCE WITH CHA	PTER 285, SUBCHAPTER D, §285.30, & §285.40
(REGARDING RECHARGE FEATURES), TEXAS CO	MMISSION OF ENVIRONMENTAL QUALITY
(EFFECTIVE DECEMBER 29, 2016)	TE OF TE
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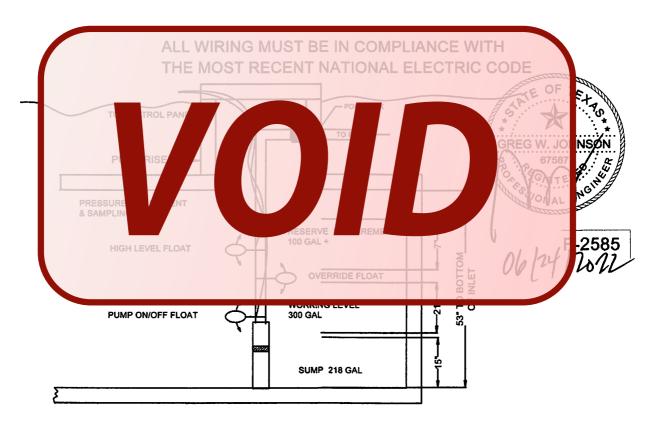
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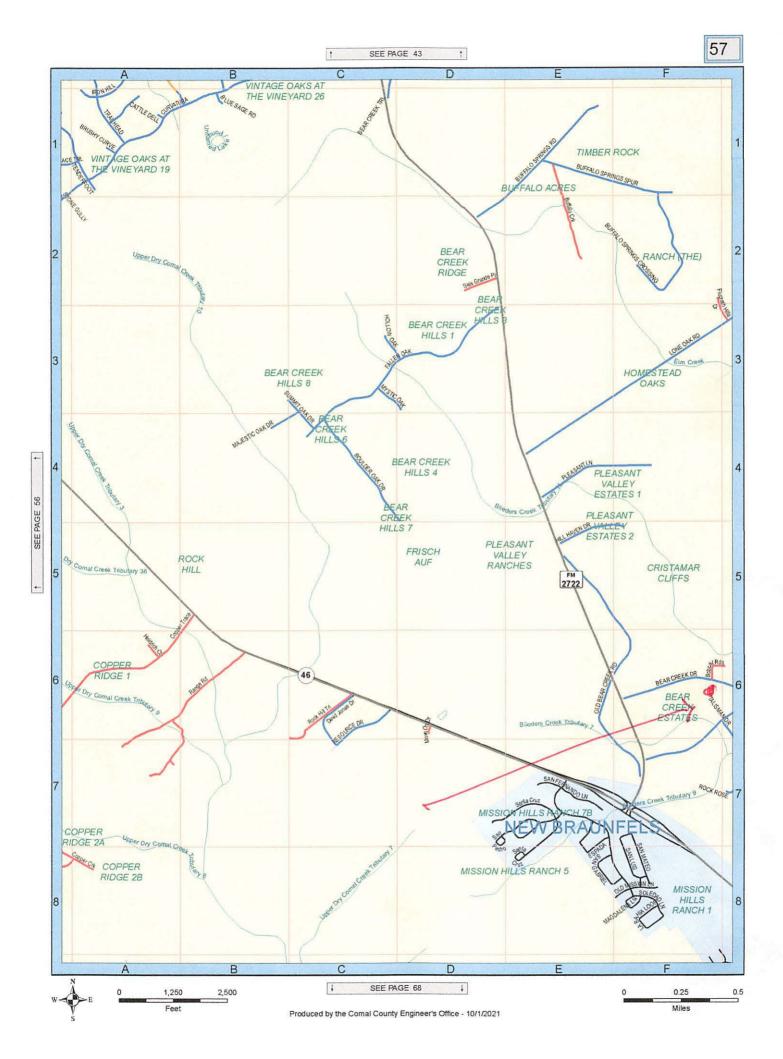
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks



TYPICAL PUMP TANK CONFIGURATION MAXX AIR M600 768 GAL PUMP TANK

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Beneficing values membions (Granters hereby transfer, set over, assign and convey une and Beneficing and essigns, the Vendor's Lien despetion Tis herebon reactions and the proper and promises herein conversed, in the same manners and to the same enters as if said note had been essented in Grantor's flower and by said Grantors assigned to the Beneficing without recourse; have granters, build provide de GMANTES, BELL and CONVEYY unit this said Grantoes herein, the following described property, together with all improvements thereon, to-wit. All thit coartials track or parceol of Land Lying and being situated in Granto Country, Towass, baing forom and dealignated as LCC 25, BEAR CREEK STRIPES, according to map or plat recourded in Volume 2, Pegg BB, Map STRIPES, according to map or plat recourded in Volume 2, Pegg BB, Map and Plat Records of Comal Country. Texas , TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and apputenances there is hard seconds and administration, to warrant and brower defined all angular, the said premises unto the said Grantes, their here and a second administration, to warrant and brower defined all angular, the said premises unto the said Grantes, their here and as assess and tharead, noorde linking of to take and a singular, the said premises unto the said Grantes, their here and an assess and tharead, account linking distance to the county your and Stata and to any grant hereos. Takes to an encodes and administration, the warrant and brower defined of the Country of all waidly redening resolutions, to contracts. The second and an assumed by Grantes. The convergence is manner or any part hereos. Takes to and entotes accounts and all interest hereos is hild part and second and an assumed by the records of the Country. The same or any part hereos thereos is have a contracts.		Toustee reference to which is here made for all durposes: and in consideration of the narmed	of the sum above mentioned by the
eater as it add notes had been asscated in Ginzhof's floor and by said Granton saigned to the Bendficky without recourse; have generated of DNMEY generates haven, the following described property, together with all improvements thereon, to-wit. All this contain tracks or parceal of Land Lying and boing situated in Granton Said Country, Towas, being Hornow and dealignated as LLC 29, BEAR CREEK BSTATES, according to map or plate recorded in Volume 2, Pegg 88, Map and Plate Records of Comal Country, Towas, and plate the said and apputenances there in the said genetics, their hole, and assigns forwar. And Granton do hereby bind themsahes, their hole, and and program percent whether and assigns forwar. And Granton do hereby bind themsahes, their hole, and and program percent whether and assigns forwar. And Granton do hereby bind themsahes, their here are are program theory. Taxasi Grantons, the here and an and all wildly ording nasticiton the said Granton, to ward the assessment, and rights of way, if any, applicable to and entoreable adapted to any applicable composed and an example of the down of the Country Cost in and Country and State and on any applicable complexity and the tow of decords of the Country Cost in and concellence of the down of th		Baneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Ben	sficiary and assigns, the Vendor's Lien
described propeny, together with all improvements thereon, to-wit: All thit certain tract or parcel of land lying and boing situated in Charle County, Teases, being known and designated as Lot 29, BER CREEK ESTINTES, according to map or plat recorded in Volume 2, Pege 88, Mep and Plat Records of Conal County, Texas. To HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and apputenances thereto in any wise belonging, unto the said Grantees, their heirs, and assigns, agains every person whomsover lawlub claiming or to claim the same or any part thereally bind themselves, their heirs, and are assumed by distribut. This county of the said Grantees, their heirs, and are assumed by distribut. This county of the said formers, their heirs, and are assumed by distribut. This county and all wildly existing restrictions, mineal reservations and interest, conditions, covenants, easemens, and rights of way, it any, applicable to and enforceable against the above described propeny as now redesceed by the records of the County Clerk in acid County and Slaw and underest thereon is fully paid there or ordinances. But it is applicable to and stipulated that the Vendo's Lien and the Superior Tais are related and reserved in favor of the payee in akin one against the above described property, premises and improvements, until akin one, and all interest thereon is fully paid The start of property as now restributed marking the second as the opportion the words hubbe come aboution. The start is doned is executed by one person, or when the Grantee is one person, the instrument that read as though persional webs and property and and the adverse in the second and marking theored, when this develop the order to a second the pro- term the and essigns' shall be construct to meen "Successor and assigns' Describe on this the theore of the second of the second and second behavior above abouton. The STATE OF TEROSE Mark ParkLose and the second befave the one of the second and beingh	4	extent as it said note had been executed in Grantor's favor and by said Grantors assigned to the	te Beneficiary without recourse; have
Cosal_County, Texas, bains proven and dealgnated as Lot 29, BEAR CREEK ESTATES, according to map or plat recorded in Volume 2, Pege 88, Map and Plat Records of Conal County, Texas. TO HAVE AND TO HOLD the above described promises, together with, all and singular, the rights and appurtenances thereto in any wise beinging, unro the asid Grantes, their heirs and assigns forwer. And Granton do hereby bind themsakes, their heirs and assigns forwer. And Granton do hereby bind themsakes, their heirs and assigns, against every person whemboer lawfully claiming or to claim the same or any part thereol. Taxes for the current year have been portaid and are assumed by Geratea. This conveyance is made and accorded subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, essements, and rights of way. If any, applicable to and entoreable against the above described property, person and administration and interest thereon is huly paid according to the text and reading thereod, when this deed is the second by one parson, or when the Grantes is one person, the instrument shall read as at and to any applicable to and endoreable against the above described property, persons and instrument when second by or a continue the subject to any and is and to any applicable acting the text and reading thereod, when this deed is second by one parson, or when the Grantes is one person, the instrument shall read as thereon is huly paid according to the text and reading thereod, when this deed shall become abound. When this deed is executed by one parson, or when the Grantes is one person, the instrument shall read as thoreaget and ministrators" or take and easigns" shall be construed to meen "Succession and assigns". Evenued on this the state data definition the state ore to a copporation the words Theirs, executed and minis			he said Grantees herein, the following
ESTRATES, accounting to map or plat recorded in Volume 2, Page 88, Map and Plat Records of Conal County, Texas. TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appuntenances thereto in any vise belonging, unto the said Grantees, their heirs and assigns forever. And Granters do hereby bind themselves, their heirs, escenters and administrators, to warrant and herever defined all and singular, the said premises unto the said Grantees, their heirs, escenters and administrators, to warrant and herever defined all and singular, the said premises unto the said Grantees, their heirs, escenters and administrators, to warrant and herever defined all and singular, the said premises to the correct year have beer portion characters. This conveyance is made and accepted subject to and there saids of the same or and nature ables and there there are described property, premises and informations, and there was and fights of ways and fight of ways and fights of ways and fight of ways and figh			
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above described property as now reflected by the records of the Country Clerk in said Country and State and to any applicable zoning laws or ordinances. But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Tale are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and the score described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and then creating thereories, when this deed hall become absolute. When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent webs and pronouns were changed to conserved, and when executed by or to a corporation the words Theirs, executors and administrators" or "here and esigns" shall be construed to mean "Buccesson and assigns". Executed on this the 4th day of October		been prorated and are assumed by Grantee. This conveyance is made and accepted subject to a	my and all validly existing restrictions,
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According to the face and tendor, effect and reading thereof, when this deed shall become absolute. When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent werbs and pronouns were charged to consequence on operation the words "heirs, executors and administrators" or "heirs and essigns" shall be construed to mean "Successors and assigns". Executed on this the 4th day of October The STATE OF TEXAS: COUNTY OF COVM of RETURN TO: RAMPORD A. LEDNARD 349 Bear Creeck Road New Broundedies. GENERAL WARRANTY DEED WITH VENDOR'S LEN		But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are	
and pronouns were changed to correspond, and when executed by or to a corporation the words "helina, executors and administrations" or "Theirs and essigns" shall be construed to mean "Buccesson and essigns". Executed on this the 4th day of October THE STATE OF TEXAS: COUNTY OF COME This instrument was acknowledged before me on October PLATES R. CARROLL DARLENE L. CARROLL DARLENE L. CARROLL DARLENE L. CARROLL DARLENE L. CARROLL RETURN TO: RAMADED A. LEONARD 349 BOAR Crock Road New Braunifells, TX 78130			te, and all interest thereon is fully paid
Theirs and assigns' shall be construed to mean "Successors and assigns". Executed on this the 4th day of October 19.92 Cutric Acual THE STATE OF TEXAS: COUNTY OF COVY OF This instrumper was acknowledged before me on October 5, 1003 by		When this deed is executed by one person, or when the Grantee is one person, the instrument	t shall read as though pertinent verbs
THE STATE OF TEXAS: COUNTY OF COVING THE STATE OF TEXAS: COUNTY OF COVING This instrumpers was acknowledged before me on <u>OctODD 5</u> 1953 by <u>UNTIS R COMMON</u> RETURN TO: RANDOND A. LEONARD 349 BOAR CTOOK ROAD New Braunfells, TX 78200 cov GENERAL WARRANTY DEED WITH VENDOR'S LIEN		Theirs and assigns' shall be construed to mean 'Successors and assigns'.	
THE STATE OF JEXAS: Darlene L. CARROLL COUNTY OF COMMON DARLENE L. CARROLL This instrument was acknowledged before me on OctODD 5 by		Executed on this the 4th day of October .19 93	
THE STATE OF JEXAS: Darlene L. CARROLL COUNTY OF COMMON DARLENE L. CARROLL This instrument was acknowledged before me on OctODD 5 by		Cutin K	and
THE STATE OF TEXAS: COUNTY OF COVY OF This instrument was acknowledged before me on OctObon 5, 1993 by	1.	A	
Interstrate of PEARS: COUNTY OF COVY of COV		Dasting	Canal/
This instrument was acknowledged before me on <u>OctOber 5, 1993</u> by <u>UNTIS R COMMENT</u> RETURN TO: RAVMOND A. LEONARD 349 BOBLY Crock Road New Braunfels, TX 78130		THE STATE OF TEXAS: DARLENE I. CARROL	Ĺ · ·
by ULATIS R CAAMADII KALDA HOPKLUS RETURN TO: RAYMOND A. LEONARD 349 BOAR Crook Road New Braunfals, TX 78230 (a) GENERAL WARRANTY DEED WITH VENDOR'S LIEN KAREN HOPKINJ KAREN HOPKINJ Notary Public, State of Texas by Containin Extra State of Texas by Containing Stat	li i		
RETURN TO: RAYMOND A. LEONARD 349 Boar Crock Road New Braunfels, TX 78130		by	
RETURN TO: RAYMOND A. LEONARD 349 Boar Creek Road New Braunfels, TX 78130		-Kason t	Acor is
349 Boar Croek Road New Braunfels, TX 78130		RETURN TO: Notary Public, State of Tex	as į
GENERAL WARRANTY DEED WITH VENDOR'S LIEN		349 Bear Creek Road	
GENERAL WARRANTY DEED WITH VENDOR'S LIEN	11	New Brauntels, TX 78130 101	
			Hy Commission Expires Sept. 12, 1386

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THE STATE OF TE	XAS *	•		
COUNTY OF Hav	ris *			
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~	TERRY E. KILGORE MY CONNESSON EXTRES	KKIGON	TEXAS	
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Luna Environmental 4222 FM 482 New Braunfels, TX 78132

(830) 312-8776

	Printed:6/5/2023	Insp ID #:28789	sherrie Permit #: 114812	@lunaenviromental.com
To: Raymond & Caryn Leonar 349 Bear Creek Dr	d	·	Main Pl	hone: (830) 515-8609 Nork:
New Braunfels, TX 78132			Cell Pl Alt	hone: t Cell:
Site: 349 Bear Creek Dr, New Braunfels, TX 7 Agency: Comal County County: Comal County S Mfg / Brand: - MAXX AIR Treatment Type: Aerobic Disposal: Surface Application	78132 ub: Bear Creek Estates	GPS Co		26/2025 Inspection 2 of 9 Installed: 8/26/2022 anty End: 8/26/2025
Service Type: <u>Scheduled Ins</u> Visit Date: <u>6/2/2023</u> Method: <u>Grab</u> Technician: Wes Magley Maint. Provider: Luna Environmental			✓ This counts as a type of "S Entered By: Julie Feible	•
Aerators: <u>Operational</u> Filters: <u>Operational</u> Irrigation Pumps: <u>Operational</u> Disinfection Device: <u>Operational</u> Chlorine Supply: Operational	<u>Sludge Lev</u> For Tan For Tan For Tan	ik 1: <u>1</u> ik 2: <u>NA</u>		
Chlorine Residual: <u>.2</u>				

Electric Circuits: <u>Operational</u> Distribution System: <u>Operational</u> Sprayfield Veg: <u>Operational</u> Tank Lid / Riser: <u>Secured</u> Insp. Port / Plug: <u>Secured</u>

Alarm: Operational

Comments

✓ Service Completed

- Scum on pretreatment- 8 - added anti siphon washer - Reset Timer - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving.

Site: 349 Bear Creek Dr, New Braunfels, TX 78132 Originally Entered On: 6/2/2023 PS Septic Supply & Service 23011 FM 306 Canyon Lake, TX 78133

> Phone: (830) 850-0080 Fax: (830) 935-4932

	Printed:1/4/2023	Insp ID #:24383	Permit #: 114812	
To: Raymond & Caryn Leo	onard	Main Phone:		
349 Bear Creek Dr New Braunfels, TX 78132		Work:		
		Cell Phone:		
			Alt	Cell:
		Customer ID: 4988		
Agency Comel County		Contract Dates: 8/26/2022 - 8/26/2025		
Agency: Comal County County:	Sub: Bear Creek Estates		Scheduled Date: 12/26/2022	Inspection 1 of 9
Mfg / Brand: - MAXX AIR		Installed: 8/26/2022		
Treatment Type: Aerobic		Warranty End: 8/26/2025		
Disposal: Surface Application		GPS Coordinates: Latitude: 29.745807 Longitude: -98.197356		
Service Type: <u>Scheduled Inspection</u> Visit Date: <u>1/3/2023</u>		This counts as a type of "Scheduled Inspection" Entered By: <u>Nicole Loria</u>		
Method: <u>Grab</u> Technician: Not Assigned Maint. Provider: Ryan Seidenstio	cker			

Chlorine Residual: N/A

Comments

Service Completed

- Inspection not completed. Please call office to reschedule-no contact info-gate locked-nobody home

Site: 349 Bear Creek Dr, New Braunfels, TX 78132

Provider: Christopher Ryan Seidensticker *PS Septic Supply & Service* License Info: MP0001708 Expires:

PS Septic Supply & Service 23011 FM 306 Canyon Lake, TX 78133

Phone: (830) 850-0080 Fax: (830) 935-4932

Printed:1/13/2023 Insp ID #:24684 Permit #: 114812 To: Raymond & Caryn Leonard Main Phone: (830) 515-8609 349 Bear Creek Dr Work: New Braunfels, TX 78132 Cell Phone: Alt Cell: Customer ID: 4988 Contract Dates: 8/26/2022 - 8/26/2025 Agency: Comal County Scheduled Date: 4/26/2023 County: Comal County Sub: Bear Creek Estates Installed: 8/26/2022 Mfg / Brand: - MAXX AIR Warranty End: 8/26/2025 Treatment Type: Aerobic GPS Coordinates: Latitude: 29.746018 Longitude: -98.197324 **Disposal: Surface Application** Service Type: Extra Inspection Entered By: Zach Brown Visit Date: 1/12/2023 Copy emailed to Customer Method: Grab Customer Emailed: 1/13/2023 Technician: Not Assigned Maint. Provider: Ryan Seidensticker

Aerators: <u>Operational</u> Filters: <u>Operational</u> Irrigation Pumps: <u>Operational</u> Disinfection Device: <u>Operational</u> Chlorine Supply: <u>Operational</u> Chlorine Residual: .26 Sludge Levels For Tank 1: <u>11</u> For Tank 2: <u>N/A</u>

Electric Circuits: <u>Operational</u> Distribution System: <u>Operational</u> Sprayfield Veg: <u>Operational</u> Tank Lid / Riser: <u>Secured</u> Insp. Port / Plug: <u>Secured</u>

Alarm: Operational

Comments

✓ Service Completed

- Scum on pretreatment-2 - Technician Secured the Tank Lid and/or Riser prior to leaving location. - Inspection Port Plug was noted as Secured prior to leaving. - Copy emailed to the customer on 1/13/2023.

Site: 349 Bear Creek Dr, New Braunfels, TX 78132

Provider: Christopher Ryan Seidensticker *PS Septic Supply & Service* License Info: MP0001708 Expires: